



For Sale

# LARGE RETAIL SPACE DOWNTOWN DELAND PRIME LOCATION

309 N Woodland Blvd, Deland, FL 32720

*Presented by:*

**J. Todd Swann, CCIM**

386.738.3688

commercial@swannre.com

**Swann Real Estate**

505 E. New York Ave., Suite 6

DeLand, FL 32724

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# PROPERTY INFORMATION

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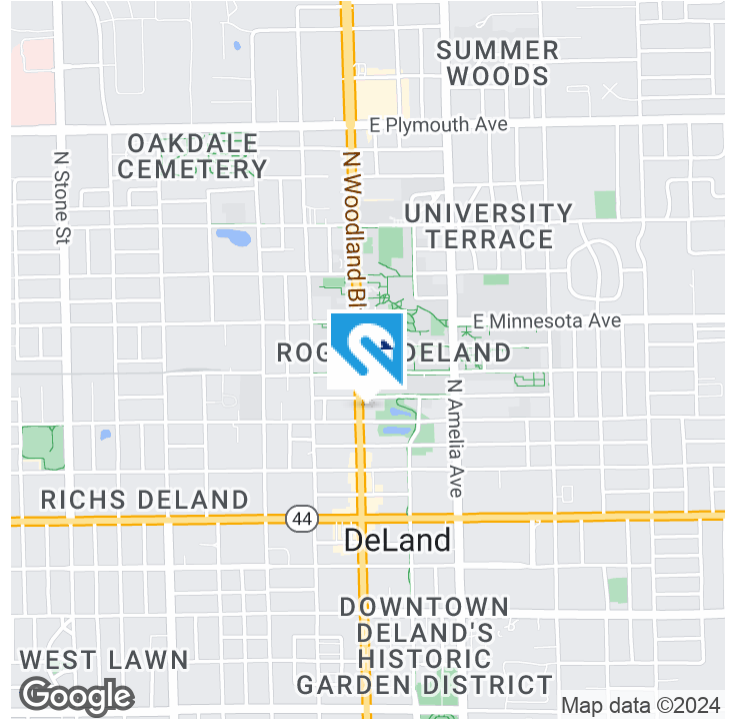
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# LARGE RETAIL SPACE IN DOWNTOWN DELAND - PRIME LOCATION

## 309 N Woodland Blvd, Deland, FL 32720

### Executive Summary



### OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.24 Acres
Year Built:	1955
Building Size:	4,312
Zoning:	C-2A
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach metropolitan area
Traffic Count:	17,000
Price / SF:	\$220.32

### PROPERTY OVERVIEW

Your chance to own a rare Downtown DeLand location. This has been a successful business location for over 50 years. Over 4,000 square feet of space allowing a number of proposed uses within the city's zoning codes. With the right vision, this property holds the key to a lucrative investment. As Downtown DeLand continues to attract both residents and visitors, your retail venture can become a cornerstone in the city's economic resurgence. Contact us today for more information or to schedule a showing.

### PROPERTY HIGHLIGHTS

- Prime location
- Rare opportunity to own larger space in Downtown DeLand
- Ideal for repurposing
- Successful business location for over 50 years
- Extremely close to Stetson University





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## LARGE RETAIL SPACE IN DOWNTOWN DELAND - PRIME LOCATION 309 N Woodland Blvd, Deland, FL 32720

### Property Details

Sale Price	\$950,000
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#### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	C-2A
Lot Size	10,500 SF
APN #	700901110080
Lot Depth	1,500 ft
Traffic Count	17000
Traffic Count Street	N Woodland Blvd
Power	Yes

#### PARKING & TRANSPORTATION

#### UTILITIES & AMENITIES

Restrooms	2
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#### LOCATION INFORMATION

Building Name	Large Retail Space in Downtown DeLand - Prime Location
Street Address	309 N Woodland Blvd
City, State, Zip	Deland, FL 32720
County	Volusia
Market	Central Florida
Sub-market	Deltona-Daytona Beach- Ormond Beach metropolitan area

#### BUILDING INFORMATION

Building Size	4,312 SF
Number of Floors	1
Year Built	1955
Number of Buildings	1

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# PHOTOS



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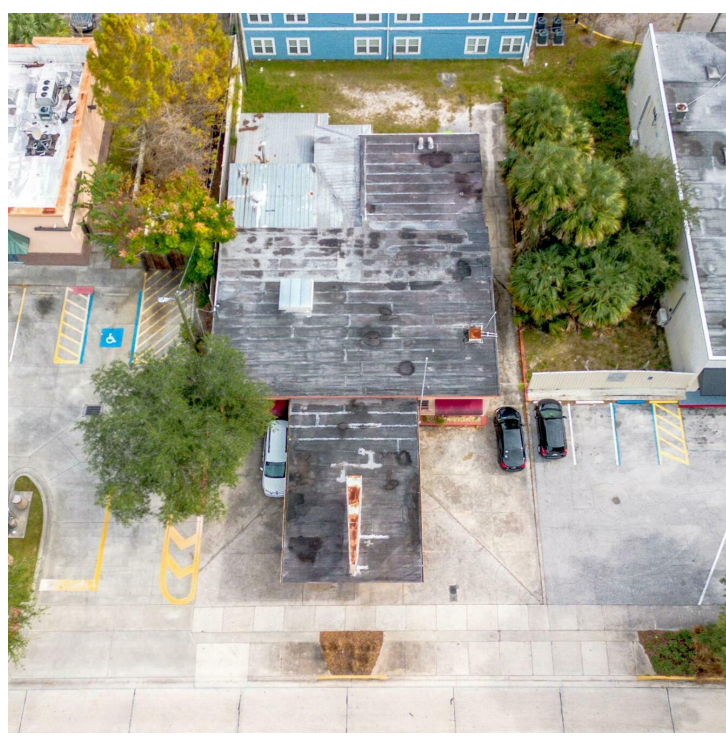


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Additional Photos



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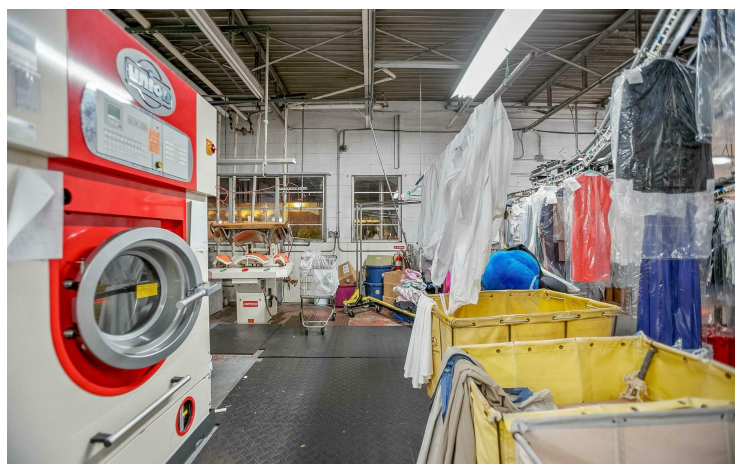
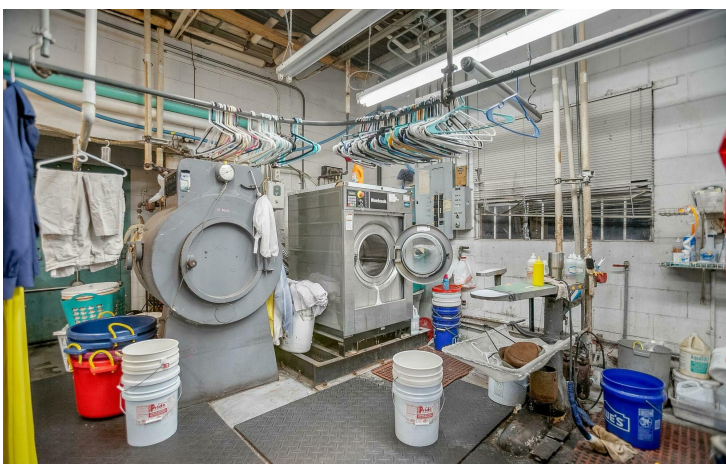
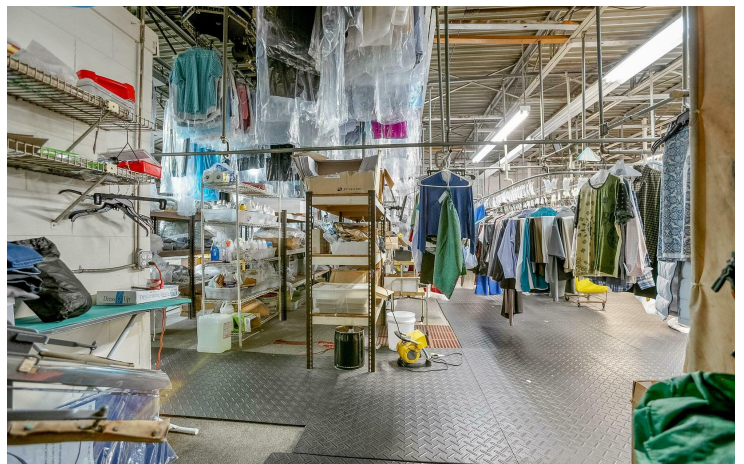
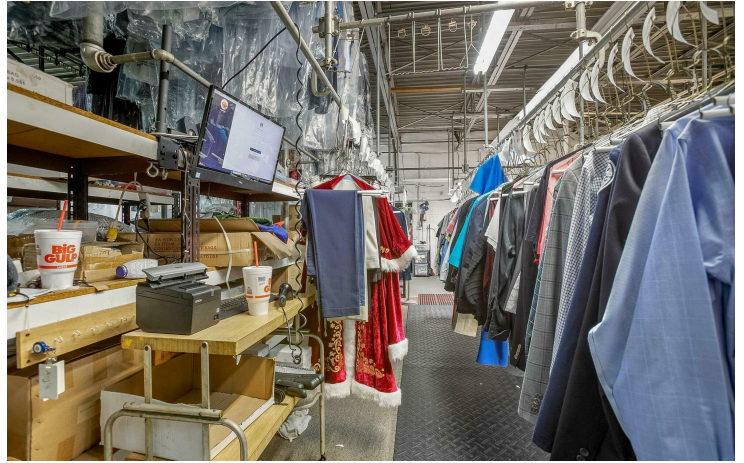




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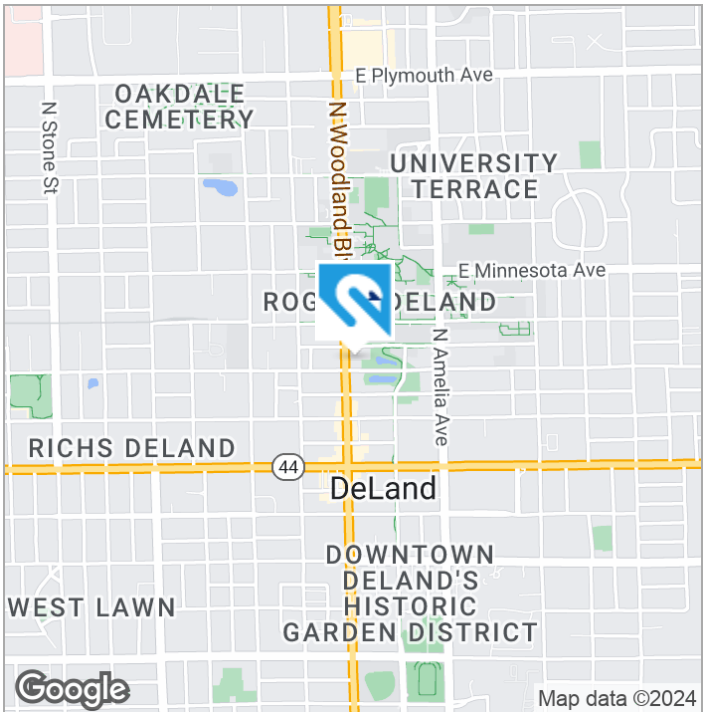
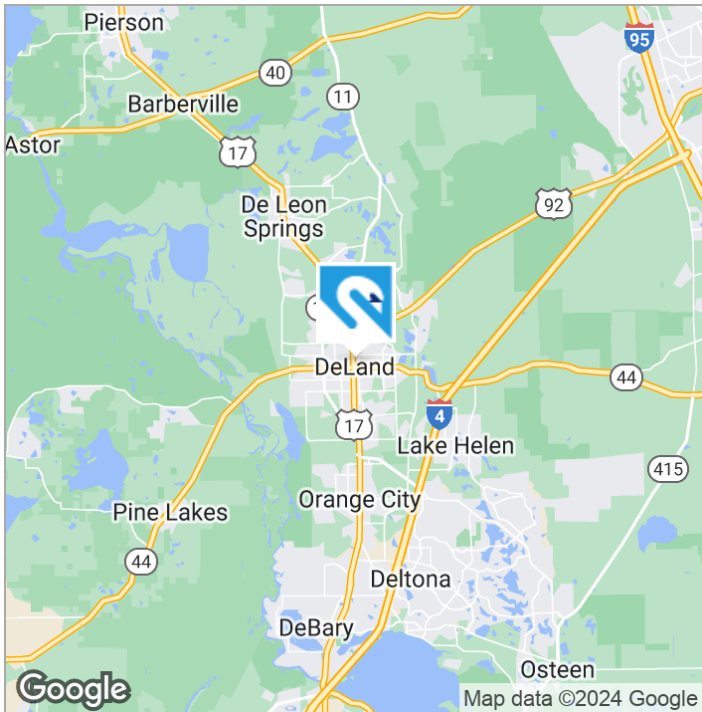
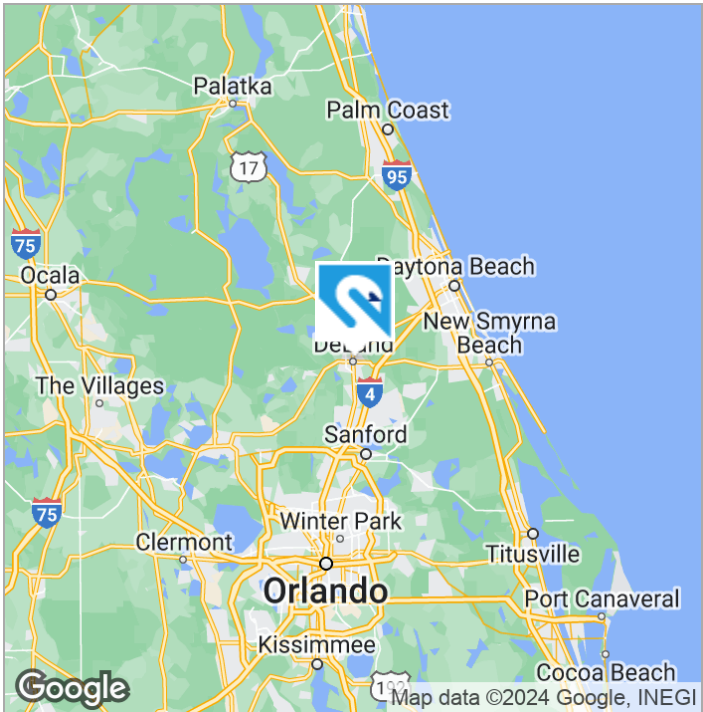
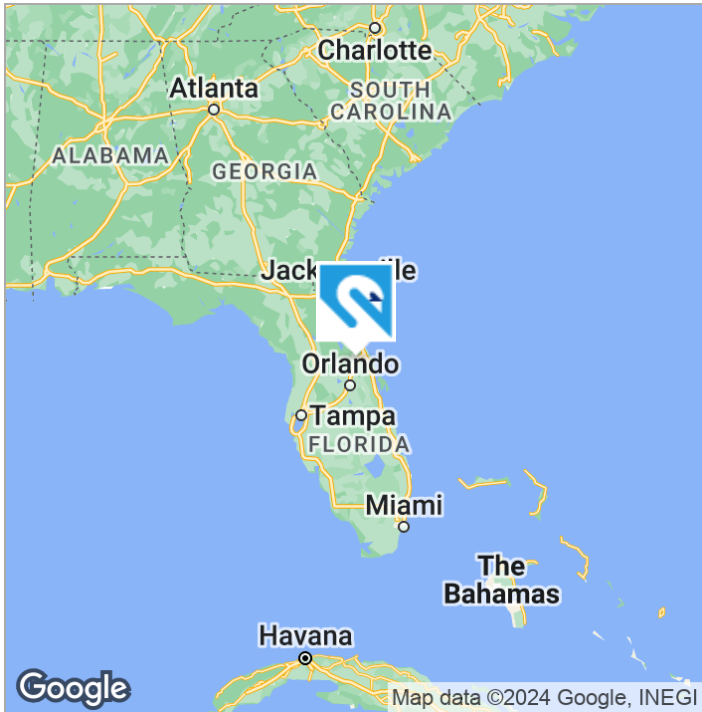


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Location Maps



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Retailer Map



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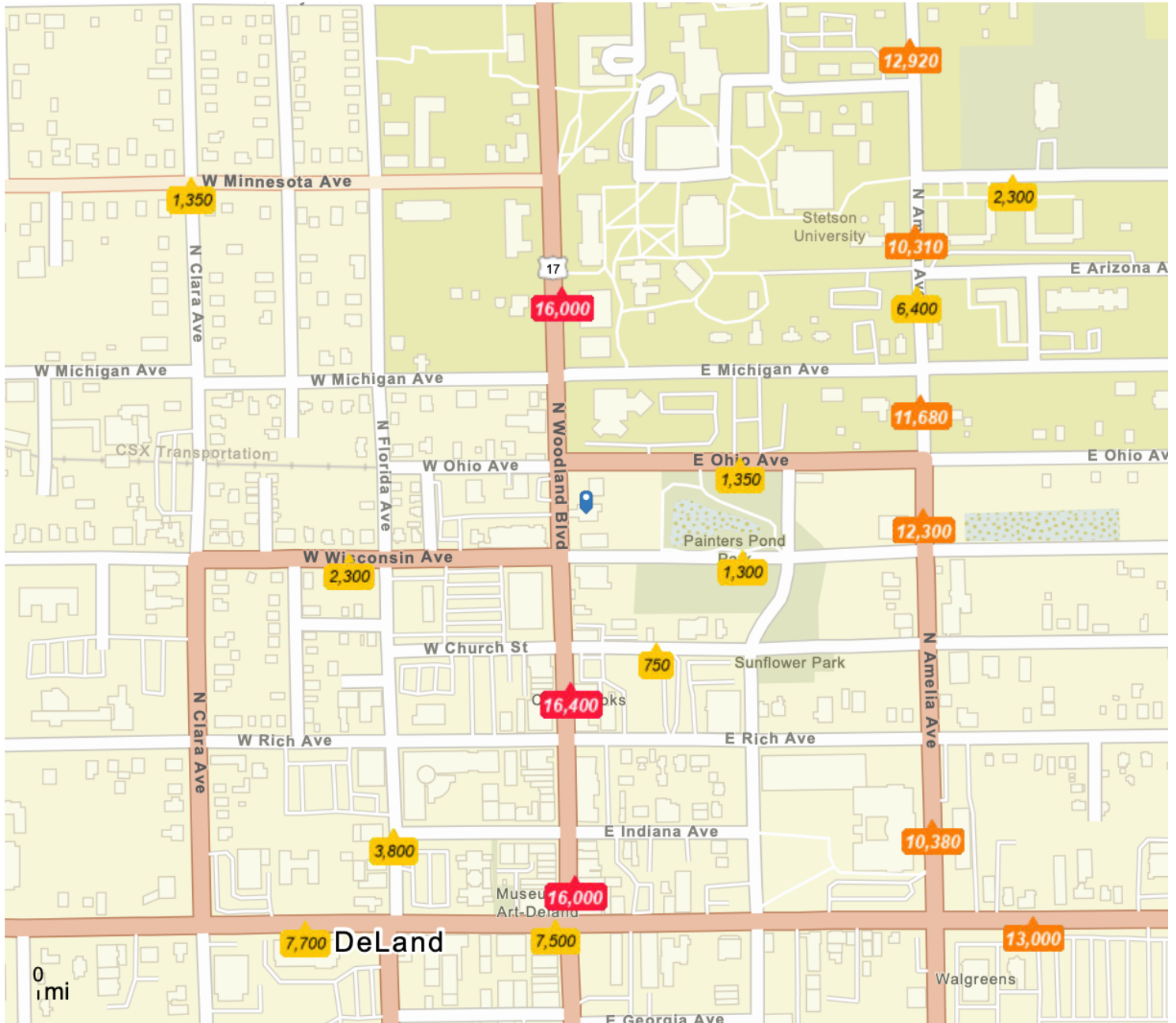


# LARGE RETAIL SPACE IN DOWNTOWN DELAND - PRIME LOCATION

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Traffic Count (Provided by ESRI)



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# DEMOGRAPHICS



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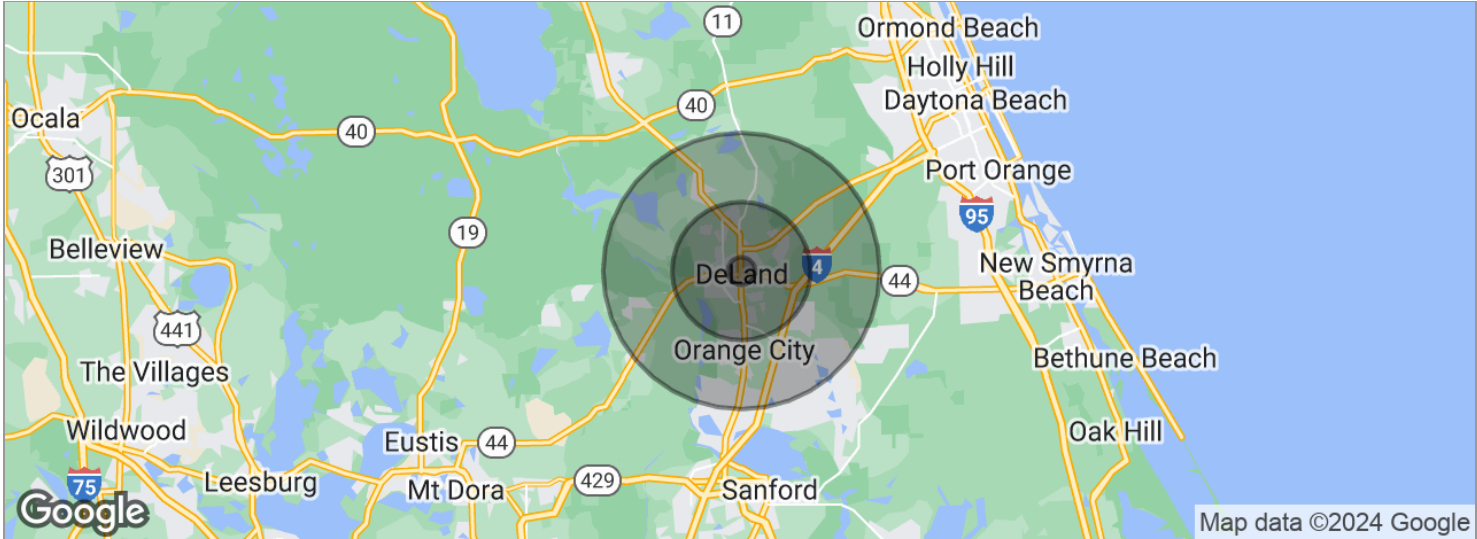


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# LARGE RETAIL SPACE IN DOWNTOWN DELAND - PRIME LOCATION

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### Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	10,079	65,236	159,778
Median age	34.4	42.7	42.5
Median age (male)	28.2	40.1	40.6
Median age (Female)	37.7	44.6	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	4,217	27,879	65,084
# of persons per HH	2.4	2.3	2.5
Average HH income	\$44,247	\$63,238	\$63,977
Average house value	\$214,427	\$203,450	\$190,090

\* Demographic data derived from 2020 ACS - US Census

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# COMPANY PROFILE

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Meet Our Commercial Team



Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property Management divisions were established to assist with investors looking to own real estate assets in DeLand.

Over its history, Swann Real Estate has constantly grown and adapted to market conditions and cycles. Through real estate transactions and management, the team at Swann Real Estate has been instrumental in the development of DeLand and Central Florida as both a home and destination. Part of the fabric of DeLand and Central Florida, Swann Real Estate has been an established part of the local community since 1987. We understand local policy and work hard to support local business.

Real estate is a people business. At Swann Real Estate, we consider every one our customers to be friends and strive to represent them and their interests with integrity, responsibility, and persistence. All Swann Real Estate agents are REALTORS® and most have additional credentials including: CCIM, Master's of Science in Real Estate, GRI, CDPE, e-PRO, Argus DCF & Developer Certifications. We've got you covered.

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